



# 67 ROYSTON Heath Calgary Alberta

\$1,099,900

Open House(18 & 19-January-2025, 12:00-14:00)\*\*\*FINISHED WALK-OUT BASEMENT\*\*\*LEGAL SUITE  
 \*\*\*DUAL LAUNDRY ROOMS\*\*\* DUAL HIGH-EFFICIENCY FURNACES\*\*\*DUAL ELECTRICAL PANELS\*\*\*HIGH-  
 END AC\*\*\*FULLY UPGRADED THROUGHOUT. This stunning property features nearly 3,200 sq ft of living  
 space, including a legal suite with its own kitchen, laundry, high-efficiency furnace, and electrical panel -  
 perfect for rental income or extended family living. Designed with luxury and functionality in mind, this home  
 boasts top-tier upgrades throughout. Highlights include oversized doors and windows, enhanced insulation,  
 and a full-sized deck that offers exceptional outdoor space. Every detail, from construction to finishing  
 touches, was thoughtfully selected to provide the highest quality. Don't miss this rare opportunity to own a  
 premium property built to perfection!Step into this elegantly designed, high-spec open-concept home that  
 combines luxury with practicality. The kitchen is the centerpiece of the main floor, featuring a chef-inspired  
 design with full-height light blue cabinetry, an oversized island with quartz countertops, and a stainless steel  
 appliance package. A spacious walk-in pantry offers additional storage, making this kitchen as functional as it  
 is beautiful. This inviting space seamlessly connects to the dining area and the expansive great room, making  
 it perfect for entertaining or everyday living.The main floor includes a spacious dining area and a great room  
 with soaring ceilings, a cozy fireplace, and luxurious vinyl plank flooring, all complemented by 9-foot high  
 ceilings throughout. A convenient two-piece bathroom and a practical mudroom add to the functionality of the  
 home. Upstairs, you'll find a flexible and spacious bonus room, perfect for relaxation or entertainment, along  
 with a stunning primary suite that is both luxurious and tranquil, offering scenic views in...

Furnace 12.83 Ft x 8.00 Ft  
 Other 8.00 Ft x 8.08 Ft  
 4pc Bathroom 9.42 Ft x 5.58 Ft  
 Laundry room 6.25 Ft x 3.75 Ft  
 Kitchen 9.00 Ft x 7.58 Ft  
 Family room 15.17 Ft x 11.08 Ft

Pantry 5.67 Ft x 7.75 Ft  
 Other 14.25 Ft x 14.42 Ft  
 Dining room 9.25 Ft x 15.00 Ft  
 Dining room 16.17 Ft x 12.58 Ft  
 Other 21.33 Ft x 10.00 Ft  
 Media 10.33 Ft x 13.92 Ft

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Listing Presented By:



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Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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Bedroom 9.83 Ft x 14.67 Ft

Other 4.67 Ft x 9.25 Ft

2pc Bathroom 4.83 Ft x 5.00 Ft

Other 7.75 Ft x 4.92 Ft

Primary Bedroom 17.25 Ft x 12.83 Ft

5pc Bathroom 10.42 Ft x 6.50 Ft

Other 6.42 Ft x 9.58 Ft